

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of land use from Conservation use to Residential use in Survey Nos.441, 442, 443, 446, 447, 469 and 448 of Tellapur Village, Ramachandrapuram Mandal, Medak District to an extent of 95 Acres 15 Guntas – Draft variation – Notification – Confirmation – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.Ms.No. 87,

Dated:28.02.2014.

Read the following:

1. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.100923/MP1/Plg/ HMDA/2013, dated 11.09.2013 and 18.12.2013.
2. Government Memo No.21235/I1/2013-2, MA&UD Department, dated 27.12.2013.
3. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letters No.100923/MP1/Plg/ HMDA/2013, dated 28.01.2014 and 18.02.2014.

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ORDER:

The draft variation to the land use envisaged in the notified revised Master Plan for Ramachandrapuram Segment for Non-Municipal area issued in Government Memo 2nd read above, was published in the extraordinary issue of Andhra Pradesh Gazette No.859, Part-I, dated 30.12.2013. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.1,92,23,495/- (Rupees one crore ninety two lakhs twenty three thousand four hundred and ninety five only) towards development charges. Hence, the draft variation is confirmed.

2. The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated:**06.03.2014**.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr.S.K.JOSHI

PRINCIPAL SECRETARY TO GOVERNEMENT

To

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad.

The District Collector, Medak District.

Sf /Sc.

// FORWARDED :: BY ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

Whereas, the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad has submitted the proposals with regard to Change of land use from conservation use zone to residential use zone for the lands situated in Sy.Nos.441, 442, 443,446,447,469 and 448 of Tellapur (v) measuring total extent of Ac.95-15 Gts. As per the RC Puram ZDP notified vide G.O.Ms.No.288, MA dt:03.04.2013 the site under reference falling which is earmarked for conservation use zone. The site is vacant at present and abutting an existing village road connecting Tellapur village to Kollur village with varying widths of 22'-0 to 33'0'. On western side to the site another village road (Kutchra road) connecting Tellapur village to Osman sagar village road and leading to Kollur – Tellapur village road with varying width of 33'-0' to 22'-0' is passing an southern side to the site under reference. Proposed 30' mtrs road as per notified ZDP is also passing through

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the site under reference Sy.No.442, 443. As per distance measured in the ZDP, the site under reference is at a distance of 400mtrs away from the Tellapur nala cheruvu. The site under reference is at a distance of 600mtrs from Osman nagar village, 1.75km from Tellapur village and 0.3 km / 300mtrs from the ORR special development zone. For the site under reference residential is zone is abutting on the southern side. The MC, HMDA has therefore recommended the proposal of change of land use from conservation use zone to residential use zone for the lands situated in Sy.No.441, 442, 443,446,447,469 and 448 of Tellapur (v) measuring total extent of Ac.95.15 Gts subject to condition that the area affected due to master plan roads i.e 30mtr road shall be handed over to the local body at free of cost and the applicant will form 40' BT. Approach road to the site, subject to certain conditions.

2. And whereas, the above proposal have examined in the light of the recommendations of Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, since the site is at a distance of 1 K.M from Osman Nagar village settlement, 1.5 kms from Tellapur Village settlement and 500 meters (1/2 KM) from the ORR special development zone and nearby land is designated as residential land use and the site is away from tank. This is subject to the condition that the applicant shall form the 40'-0" BT approach road to the site under reference and the area affected due to the master plan road i.e, 30 meters road shall be handed over to the local body free of cost and also the applicant shall not disturb the natural position of nalas if any passing through the site under reference.

3. And whereas, vide Government Memo.No.21235/I1/2013-2, Municipal Administration and Urban Development Department, dated 27.12.2013, Government have issued a notification for change of land use from conservation use zone to residential use zone for the lands situated in Sy.Nos.441, 442, 443,446,447,469 and 448 of Tellapur (v) measuring total extent of Ac.95-15 Gts., subject to condition that the applicant shall form the 40'-0" BT approach road to the site under reference and the area affected due to the master plan road i.e, 30 meters road shall be handed over to the local body free of cost and also the applicant shall not disturb the natural position of nalas if any passing through the site under reference.

4. Accordingly, a notification was issued to the land use envisaged in the notified revised Master Plan for Ramachandrapuram Segment for Non-Municipal area which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), which was published in the extraordinary issue of Andhra Pradesh Gazette No.859, Part-I, dated 30.12.2013 for calling objections and suggestions on the proposed change of land use. No objections or suggestions have been received from the public within the stipulated period.

5. Now, in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), Government hereby makes the following variation to the land use envisaged in the notified revised Master Plan for Ramachandrapuram Segment for Non-Municipal area, as required by sub-section (3) of the said section.

VARIATION

The site in Survey Nos.441, 442, 443, 446, 447, 469 and 448 of Tellapur (v) measuring total extent of 95 Acres 15 Guntas, which is presently earmarked for Conservation use zone in the notified revised Master Plan for Ramachandrapuram Segment for Non-Municipal area, is now designated as Residential use zone, subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.

7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. that the owner / applicant shall approach the Municipal authorities for obtaining permission after demolition of the existing buildings after obtaining clearances if any required from ULC authorities.
13. that the applicant shall form the 40'-0" BT approach road to the site under reference and the area affected due to the master plan road i.e., 30 meters road shall be handed over to the local body at free of cost
14. that the applicant shall not disturb the natural position of nalas if any passing through the site under reference.
15. that the applicant shall maintain the village roads as it is, if any passing through the site under reference and shall be widened as per direction of Competent Authority at the time of taking development permission.
16. the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH : Sy.Nos.470, 468, 467, 449, 448, 439 & 438 of Tellapur Village.
SOUTH : Sy.Nos.445, 444 of Tellapur Village and existing village road
EAST : Sy.Nos.437, 409 and 408 of Tellapur Village
WEST : Existing Village Road.

**Dr.S.K.JOSHI
PRINCIPAL SECRETARY TO GOVERNEMENT**

SECTION OFFICER